3.11 Population and Housing

This section analyzes the proposed project's and non-clustered scenario's potential impacts on population and housing in unincorporated Orange County and in the vicinity of the project site. The analysis describes the existing and projected demographics of the project area, analyzes the potential impacts and mitigation measures as needed.

3.11.1 Environmental Setting

Regulatory Framework

SCAG Regional Housing Needs Assessment

State law requires that jurisdictions provide their fair share of regional housing needs. The California Department of Housing and Community Development (HCD) is mandated to determine the state-wide housing need. In cooperation with HCD, local governments and councils of government are charged with determining the city's or regions existing and projected housing need as a share of the state-wide housing need. The current Regional Housing Needs Assessment (RHNA) (adopted July 2007) identifies housing needs in each SCAG jurisdiction and allocates a fair share of that need to every community. The RHNA indicates that Orange County, including the unincorporated areas needs to supply a total of 7,978 new housing units for the planning period between 2006 and 2014 (Orange County, 2011). This total is distributed by income category as shown in **Table 3.11-1**. Of the 1,777 very-low-income unit growth need, half (889 units) are estimated to be needed for extremely-low-income households during the planning period, as provided by state law.

TABLE 3.11-1
REGIONAL HOUSING GROWTH NEEDS UNINCORPORATED ORANGE COUNTY

Very Low	Low	Moderate	Above Moderate	Total
1,777*	1,445	1,597	3,159	7,978
22.3%	18.1%	20%	39.6%	100%

NOTE: Half (889) of these VL units are assumed to be in the extremely-low category Source: SCAG 2007

SOURCE: County of Orange Housing Element, 2011.

County of Orange General Plan

County of Orange's Housing Element, adopted in 2011, provides guidelines for the maintenance and expansion of the housing supply to meet the present and future needs of the county's population. The element addresses the need for housing for all economic segments in unincorporated Orange County and provides goals, strategies and actions to meet this need. Furthermore, the County's Housing Element identifies programs and resources required for the preservation, improvement and development of housing to meet the existing and projected needs of its population. Development in the specific plan area is not required to provide provisions for

affordable housing as outlined in the County of Orange Housing Element, see text below in *Foothill Trabuco Specific Plan*.

Foothill/Trabuco Specific Plan

Section III (C) 2.0 of the F/TSP establishes that all projects within the specific plan area shall not have a mandatory requirement for the provision of affordable housing.

Existing Conditions

Population

Orange County spans 798 square miles and is comprised of 34 incorporated cities as well as unincorporated communities. It has a population of 3,010,232 according to the 2010 Census. Of those, 121,160 people live in the incorporated areas. Though the population of Orange County has continued to grow, there has been a net loss of residents in the unincorporated County as cities incorporate and annexations take place (County of Orange Housing Element, 2011).

Between 2000 and 2007, Orange County grew by over 250,000 people, or approximately nine percent. However, as a result of incorporations and annexations, the population of the unincorporated portions of the County declined by nearly 30 percent to 118,136 persons. Between 2000 and 2010, the total population of the unincorporated area of Orange County decreased by 47,005 reaching 121,160 in 2010. During this ten-year period, the unincorporated area's population growth rate was -28 percent in comparison to the overall Orange County rate of 5.8 percent (SCAG, 2011). **Table 3.11-2** shows recent population trends in unincorporated areas of Orange County and Orange County as a whole.

TABLE 3.11-2
RECENT POPULATION TRENDS: UNINCORPORATED ORANGE COUNTY AND ORANGE COUNTY

	1990	2000	2007	2010	1990- 2000 Change	1990- 2000 % Change	2000- 2007 Change	2000- 2007 % Change	2000- 2010 Change	2000- 2010 % Change
Unincorporated Orange County	227, 425	168,165	118,136	121,160	-59,260	-26%	-50,029	-29.7%	-47, 005	-28%
Total Orange County	2,410,556	2,846,289	3,098,121	3,010,232	435,733	18.1%	251,832	8.9%	163,943	5.8%

SOURCE: California Department of Finance, 2011.

According to Census 2010 data, the median age in Orange County was 36.2. Overall, the County had a large percentage of its population under the age of 19 and between the ages of 35 to 44. Generally, the ages of population of the unincorporated area were similar to the county as a whole.

Housing

Orange County as a whole contained approximately 1,022,219 housing units in 2010; unincorporated Orange County contained 38,496 housings units (California Department of Finance, 2010). Current housing types in Orange County are depicted in **Table 3.11-3**.

TABLE 3.11-3 HOUSING BY TYPE (2010)

	Unincorporated Total	County of Orange Total Units		
Unit Type	Number	Percent	Number	Percent
Single-family detached	30,529	79.3%	521,768	51.1%
Single-family attached	2,188	5.7%	130,118	12.7%
Multi-family (2-4 units)	2,213	5.7%	91,400	8.9%
Multi-family (5+ units)	3,260	8.5%	265,146	25.9%
Mobile homes	306	0.8%	13,787	1.4%
Total	38,496		1,022,219	

SOURCE: California Department of Finance, 2011 E-5 Population and Housing Table.

The average household size in Orange County and unincorporated Orange County is approximately three people (California Department of Finance, 2011). Compared to Orange County as a whole, unincorporated Orange County has a higher proportion of single-family houses and a lower percentage of multi-family housing. Single-family homes comprise approximately 79 percent of the units in unincorporated Orange County Though over 51 percent of housing units in all of Orange County are single-family detached homes, only about 12.7 percent of units are single-family attached; there is a significantly greater percentage of multi-family homes in Orange County (over 34 percent) than in unincorporated portion of the County (about 14 percent).

Nearly 80 percent of households in the unincorporated area consisted of families, and about one-third had school-age children; about 15 percent of unincorporated households were a single person living alone, compared to over 20 percent countywide (SCAG, 2011). The average household size for unincorporated areas was slightly larger than for the entire County.

Between 2000 and 2010, the total number of households in the unincorporated area of Orange County decreased by 20,043 or -34.4 percent. During this ten year period, the unincorporated area's household growth rate of -34.4 percent was lower than the overall County growth rate of 6.1 percent. In 2010, the unincorporated area's average household size was 3.2, higher than the overall County average of three. Between 2000 and 2010, average household size increased by 12.1 percent in the unincorporated area.

Table 3.11-4 shows 1990 and 2000 Census data with SCAG projected household trends in unincorporated areas and Orange County as a whole through the year 2020.

TABLE 3.11-4 HOUSEHOLD TRENDS IN UNINCORPORATED ORANGE COUNTY AND OVERALL ORANGE COUNTY

	1990*	2000	2010	2020 (projected)
Total Households – Unincorporated Orange County	89,440	58,345	38,202	76,264
Total Households – Orange County	875,105	969,484	1,034,027	1,063,976
SOURCE: California, Department of Finance, Table	E-8, 2000; California Dej	partment of Finance,	2011 E-5 Population	and Housing Table;

SCAG, City Projections, 2004.

Future Projections

Future population and housing growth projections, as determined by SCAG, for unincorporated areas of Orange County are shown in Table 3.11-5.

TABLE 3.11-5 SCAG POPULATION AND HOUSING PROJECTIONS FOR UNINCORPORATED ORANGE COUNTY

	2005	2010	2015	2020	2025	2030
Population	145,667	197,735	216,810	234,112	251,091	286,705
Households	47,006	65,939	70,509	76,264	82,267	94,243

Table 3.11-6 depicts future population, housing and employment growth projections for Orange County as a whole.

TABLE 3.11-6 SCAG POPULATION AND HOUSING PROJECTIONS FOR ALL OF ORANGE COUNTY

	2005	2010	2015	2020	2025	2030
Population	3,103,377	3,291,628	3,369,745	3,433,609	3,494,394	3,552,742
Households	978,423	1,034,027	1,046,473	1,063,976	1,081,421	1,098,474
SOURCE: SCAG, C	ity Projections, 2004,					

3.11.2 Thresholds of Significance

Appendix G of the CEQA Guidelines and the County of Orange Environmental Analysis Checklist provides that a project would have a significant population or housing impact if it would:

Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure);

- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

Impacts related to inducing population growth were found to be less than significant in the NOP/Initial Study (see Appendix A.1); however, based on public comments received during the NOP/Initial Study comment period, issues related to inducing population growth in the project area were included in the EIR. It was also determined in the NOP/Initial Study that implementation of the proposed project or the non-clustered scenario would have no impacts related to displacement of either homes or people that would require construction of replacement housing elsewhere, as the project site is undeveloped. Therefore, no further analysis of those significance criteria is included in this Draft EIR.

3.11.3 Methodology

The methodology used to determine impacts on population began with data collection regarding existing population and housing trends, which was obtained from State of California Department of Finance, 2010 Census, SCAG and the County of Orange. Additionally, local regulations were reviewed for project applicability, including the County's General Plan 2005 and Housing Element 2011. The methodology used was to look at housing units generated by the proposed project and how the number of housing units generated relates to the housing needed in the county and the population that would be housed in proposed project. Impacts to population were determined by calculating the population the proposed project would generate (based on the average household size for the County of Orange multiplied by the number of housing units proposed by the project) and comparing that to population anticipated in the County.

3.11.4 Project Design Features

There are no project design features proposed or applicable related to population and housing.

3.11.5 Project Impacts

Impact 3.11.1: Induce substantial population growth.

Significance Standard for Impact 3.11.1: Would the project directly induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through the extension of roads and other infrastructure?

Proposed Project

The proposed project includes the construction of 65 single-family residences that would generate a population of roughly 208 persons on the site. Table 3.11-5 shows that SCAG estimates for the population of unincorporated Orange County in 2030 are 286,705, an increase of 168,569 people from 2007 estimates from the California Department of Finance. Based on this estimate, the proposed project would constitute approximately .072 percent of the anticipated growth in unincorporated Orange County and would, therefore, be well within the projected population growth.

As shown in Table 3.11-6, estimates for Orange County population in its entirety in 2030 are 3,552,742, an increase of 454,621, based on 2007 estimates from California Department of Finance. The proposed project would constitute approximately .005 percent of the anticipated growth in Orange County. This population increase would be consistent with SCAG population estimates and growth anticipated by the Orange County General Plan Housing Element. In addition, the proposed project would be consistent with the County's Housing Element policies, such as meeting the RHNA housing needs during 2006-2014, accommodating the unincorporated area's new housing needs, and increasing the housing supply would contribute to the County's goal of providing housing that is compatible with surrounding uses. The project area includes nearby residential land uses that include development that is located south and west of the project site (see Figure 2.1). During project construction, construction-related jobs would be created. This would last until project construction is completed; project build out is estimated in 2016. The construction-related workers would be an in-direct, growth inducing impact. However, this would be temporary and the work force would be anticipated to be from surrounding areas workers to the project site. Therefore, the proposed project would result in less than significant impacts to population and housing.

The General Plan accounted for development of the unincorporated areas. The Land Use Element designates approximately 40,000 gross acres (20.8 percent) of the unincorporated County's total land inventory for residential uses, providing for a range of residential types and densities throughout the unincorporated County (Orange County, 2011). New construction represents a relatively small percentage of the unincorporated area's total housing inventory (Orange County, 2011). The proposed project would be served by an access point onto Santiago Canyon Road, which would not service other areas that have not already been developed because Santiago Canyon Road already provides access to other developments. These developments include Santiago Canyon Estates located southeast of the project site; Rancho Las Lomas located southeast of the project (west of Santiago Canyon Road); and Portola Hills located south of the project site (west of Santiago Canyon Road). Therefore, neither the improvements to Santiago Canyon Road nor other project components would indirectly induce substantial population growth that would cause significant impacts.

Based on an average household size of 3.2 persons/household for unincorporated areas of Orange County. It should be noted that the average household size for all of Orange County is 3.0 persons/household (U.S. Census Bureau, 2010).

Additionally, as discussed in Section 3.9, *Land Use*, of this Draft EIR, the F/TSP identifies a maximum density of 65 dwelling units for the project site. Therefore, the proposed project would be consistent with the F/TSP and would result in a less than significant impact on population and housing.

As discussed in Section 3.15, *Utilities and Service Systems*, of this Draft EIR, no major new infrastructure facilities (e.g., expansion of wastewater treatment plant or water supply pipeline) would be required to develop the proposed project. Existing utility facilities are readily available throughout the project area and the water tank would be constructed to accommodate only the proposed project. Connections of existing utility facilities from surrounding roadways are sufficient to meet the demands of the proposed project. Therefore, no new infrastructure would be provided, and no obstacles to development of surrounding properties would be removed. Thus there would be no indirect growth inducing impacts related to the provision of infrastructure, as well as no increased demand for utilities associated with the project. The proposed project would not result in an indirect growth inducing impact through the construction or extension of major infrastructure facilities that do not presently exist in the project area.

In addition, the proposed project includes an amendment to change the methodology for analyzing traffic impacts on Santiago Canyon Road please see Chapter 8.0, *Growth-Inducing Impacts of the Project*, of this Draft EIR, for a full discussing of potential growth inducing impacts of this amendment.

Impact Determination: The proposed project would develop housing on a presently undeveloped site; however, it would not result in substantial inducement of population growth in the area. Implementation of the proposed would contribute to meeting the RHNA requirements for the County. Impacts would be less than significant and no mitigation is necessary.

Non-Clustered Scenario

Similar to that described above for the proposed project, the non-clustered scenario would generate a population of approximately 208 persons. As described above, the non-clustered scenario would contribute approximately .072 percent of the anticipated growth in unincorporated Orange County and would, therefore, be well within the projected population growth. Furthermore, this population increase would be consistent with SCAG population estimates and growth anticipated by the County of Orange Housing Element. In addition, similar to the proposed project, no major new infrastructure facilities would be required to develop the non-clustered scenario and the proposed water tank would be constructed to only accommodate the non-clustered scenario. Therefore, the non-clustered scenario would result in less than significant and similar impacts on population and housing as the proposed project.

Impact Determination: The non-clustered scenario would develop housing on a presently undeveloped site; however, it would not result in substantial inducement of population growth in the area. The non-clustered scenario would contribute to meeting the RHNA requirements for the County. Impacts would be less than significant and no mitigation is necessary.

3.11.6 Cumulative Impacts

The geographic area in which cumulative impacts to population and housing could occur is considered to be the County of Orange. Implementation of either the proposed project or the non-clustered scenario would result in a net increase in the County's residential population by an estimated total of 208 persons. As shown in Table 2.1, other projects would also contribute to population growth in the County including:

Name/Address	Description		Increased Population ^a
Watson Parcel	48 single-family dwelling units		154
Saddleback Meadows	266 single-family lots		851
Robinson Ridge	198 single-family homes		634
Crocker Property	four single-family homes		13
Lang Property	Six single-family lots		19
Johnson Residence	One single-family dwelling		3
Portola Center	930 homes, parks, and mixed uses		2,976
RSM Townhomes	66 multi-family units		211
Highland Estates	Eight single-family units		26
Andalucía Mission Viejo	256 multi-family units		819
Los Alisos Townhomes	230 apartments		736
		Total	6,442

^a Population is based on 3.2 persons per household; the same as was used to calculate the project's population.

SOURCE: County of Orange, 2011; City of Lake Forest 2012; City of Rancho Santa Margarita, 2012; City of Mission Viejo, 2012.

Along with the project, cumulative population increase would be approximately 6,442 additional residents. This would represent an approximate 2.2 percent of the anticipated growth in unincorporated Orange County and an approximate 0.18 percent anticipated growth in Orange County as a whole for 2030.

Project development, in combination with other development projects within the project vicinity would result in a cumulative increase in population. However, this growth in the County's residential population falls within growth estimates for the County and for the region and would contribute to meeting the County's RHNA requirements. This new population would be housed in dwelling units proposed as part of the project, and by other cumulative projects, and served by existing infrastructure, which is designed to support the new residential population. The new housing would not, by itself, be growth inducing because the areas surrounding the project site are served by existing infrastructure; neither the proposed project nor the non-clustered scenario would induce substantial growth that would affect the project area since it would result in an incremental change in population. In addition the population and housing growth associated with the proposed project or non-clustered scenario and other projects has been anticipated by the

County's adopted plans and policies, and because this population and housing growth falls within the growth anticipated by SCAG for the region.

Impact Determination: The proposed project and non-clustered scenario would not result in a substantial contribution to population growth within Orange County, and cumulative impacts would be less than significant.

3.11.7 Mitigation Measures

No mitigation measures are required.

3.11.8 Impact Determination

Both the proposed project and non-clustered scenario would develop housing on a presently undeveloped site; however, this would not result in substantial inducement of population growth in the area (Impact 3.11-1). Impacts would be less than significant and no mitigation is necessary. Similarly, the proposed project and non-clustered scenario would not result in a substantial contribution to population growth within Orange County, and cumulative impacts would be less than significant.